

LLOYD
COMPANIES

QSR WITH DRIVE-THRU

SPACE AVAILABLE FOR SALE OR LEASE



2501 W. 12th Street
Sioux Falls, SD 57104

FOR SALE OR LEASE

SIZE

- Building: 2,686 SF

PRICE

- Sale Price: \$745,000
- Lease Rate: Negotiable

LOCATION

- Located on a major thoroughfare that links I-29 and downtown, this free-standing former restaurant with drive-thru is highly visible and nicely positioned at the corner of W. 12th Street and S. Garfield Avenue.

DESCRIPTION

- Several nationally recognized users are located within the immediate area including Walgreens, Burger King, Ace Hardware, Dollar General, McDonald's, HyVee, Harbor Freight and Dollar Tree.
- Sherman Park located nearby with ten softball diamonds, the Great Plains Zoo, and USS South Dakota Battleship Memorial.
- Constructed in 2006
- Contact Broker for further details and to schedule a showing (48 hour notice is required)
- 2020 taxes: \$9,429.50
- Prominent signage potential on the building and pylon facing W. 12th Street
- C-2 Commercial Zoning
- Parcel to the south is controlled by Seller until 1/31/22 through an existing ground lease. Ground lease can be assigned to Buyer, making total site size approximately 25,939 square feet. Three (3) options of five (5) years each exists.

Find out more at lloydcompanies.com

ALEXIS KONSTANT

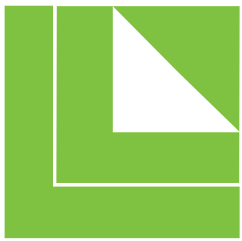
605 321-4861

alexis@lloydcompanies.com

JORDAN RIEFFENBERGER, CCIM, SIOR

605 275-4258

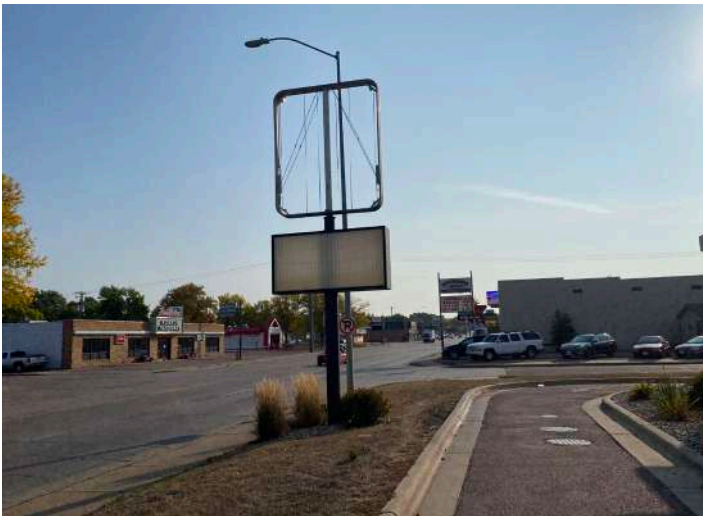
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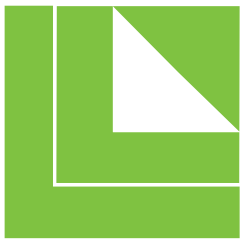
EXTERIOR PICTURES

ALEXIS KONSTANT
605 321-4861
alexis@lloydcompanies.com

JORDAN RIEFFENBERGER, CCIM, SIOR
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101 S. Reid Street | Ste. 201 | Sioux Falls, SD 57103 | 605.323.2820

Information deemed reliable, but not guaranteed.



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INTERIOR PICTURES

FF&E Not Included

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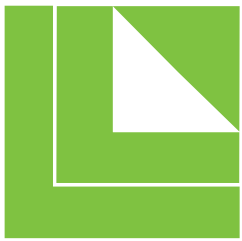
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SITE AERIAL

Approximate site boundaries only.
Buyer to confirm.

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AREA MAP

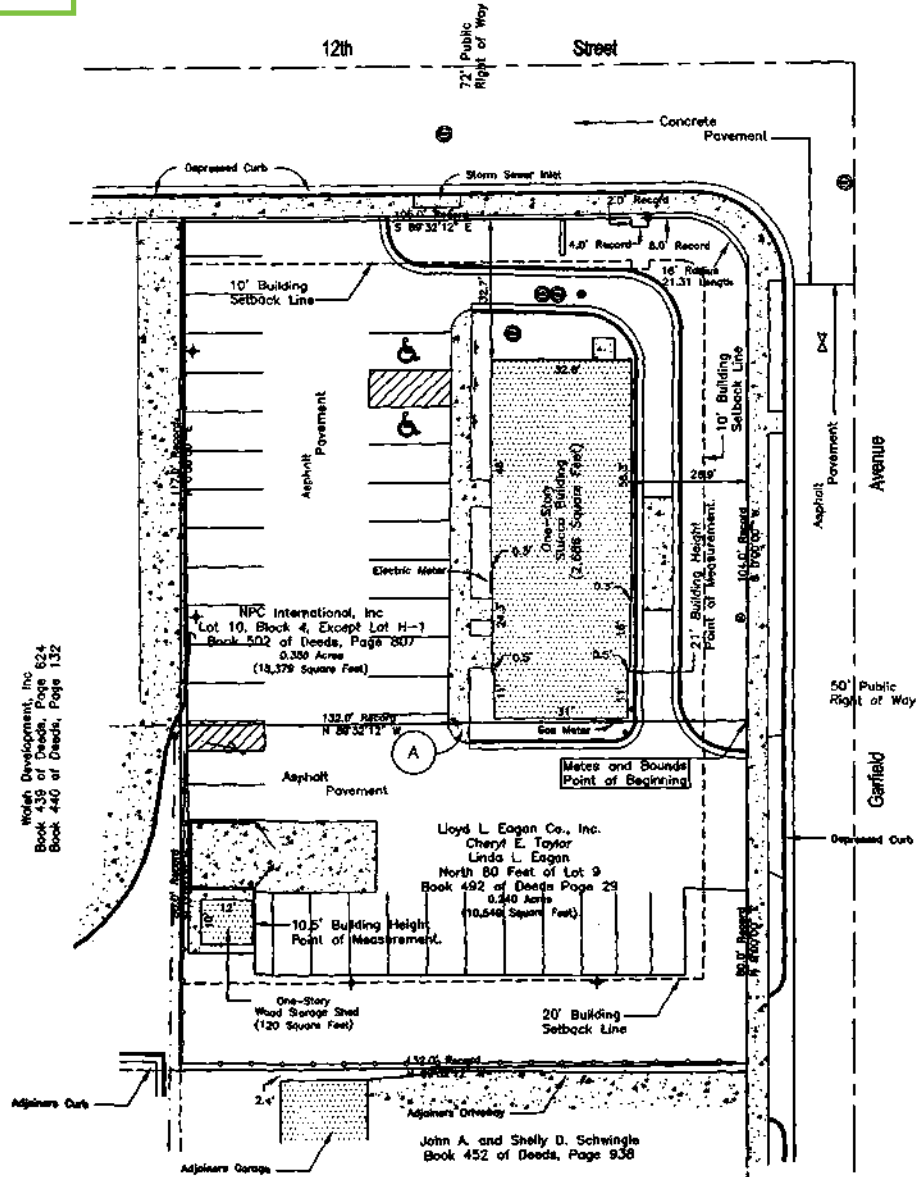
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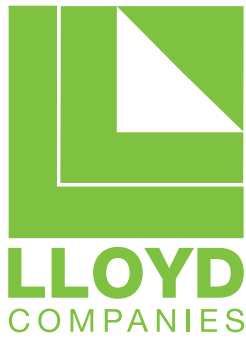
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SURVEY

ALEXIS KONSTANT
605 321-4861
 alexis@lloydcompanies.com

JORDAN RIEFFENBERGER, CCIM, SIOR
605 275-4258
 jordan@lloydcompanies.com



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SIoux FALLS MAP

ALEXIS KONSTANT
605 321-4861
 alexis@lloydcompanies.com

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SIoux FALLS MSA DEMOGRAPHICS

Sioux Falls is one of the fastest-growing areas in the nation with a population growth rate nearly four times the national average. As the largest retail center between Denver and the Twin Cities, Sioux Falls offers the consumer a vast selection of goods with thousands of retail stores scattered throughout the metro area. Employing approximately 12.4 percent of the metro labor force, the retail sector has a primary market area of 650,000+ consumers and draws shoppers from a four state area.

Source: City of Sioux Falls Planning Department
<http://www.siouxfallsdevelopment.com/demographics.cfm>

*Prior to December 31, 1992, the Sioux Falls Metropolitan Statistical Area consisted of Minnehaha County. On December 31, 1992, the Federal Office of Management and Budget revised the MSA designation to include Lincoln County. The 2005-2012 MSA figures include the counties of McCook & Turner.

Major Employers:

- Sanford Health - 9,542
- Sioux Falls School District - 3,400
- Citi - 1,800
- Avera Health - 8,298
- HyVee Food Stores - 3,116
- Good Samaritan Society - 1,500
- Smithfield Foods - 3,600
- Wells Fargo - 2,262
- Walmart/Sam's Club - 1,460

POPULATION		
YEAR	SIoux FALLS	MSA*
2010	153,888	228,261
2014	165,800	240,202
2020	190,750	285,387

PROJECTED POPULATION		
YEAR	SIoux FALLS	MSA
2025	201,800	325,391
2030	217,000	370,693
2035	233,200	422,608

AGE DISTRIBUTION	
AGE (YEARS)	SIoux FALLS
0-19	28.1%
20-64	59.2%
65+	12.6%

SIoux FALLS HIGHLIGHTS

- Forbes has also identified Sioux Falls as the nation's top small city for business and careers.
- Forbes named Sioux Falls #20 in Job Growth, #30 in Cost of Doing Business, #41 in Education and #1 in their 2015 top 10 list of Up and Coming Cities for Recent College Grads.
- Sioux Falls MSA has the 8th strongest local economy in the US, according to POLICOM Corporation's annual economic strength rankings in 2015.
- WalletHub ranked Sioux Falls #1 in 2014 for "Wallet Wellness" which gages the connection between physical, financial and emotional health, #4 as best city for families in 2016, #4 as best city in America to find a job in 2015, and #9 for best-run city in America in 2015.
- League of American Bicyclists recognized Sioux Falls with a bronze-level as a bicycle-friendly community.
- MoneyRates.com classified Sioux Falls as #7 for Best Cities for Young Entrepreneurs, in the top 10 nationally for Young Adult Affluence and #2 for Cities with Favorable Business Tax Climates.
- In 2016, MSN Money listed Sioux Falls #10 in this list of the 25 Most Livable Cities in the U.S.
- Sioux Falls ranked #8 in 2015 for well-being, according to the Gallup-Healthways 2015 Well-Being Index.
- Sioux Falls was mentioned as one of 25 happiest, healthiest cities in America by Prevention Magazine, winning the all-around healthiest category due to its highest levels of self-reported health. Easy commutes, low crime and unemployment, and good access to health insurance were also highly recognized. Healthline also recognized Sioux Falls among their top 10 list of Healthiest Small Towns in the U.S. in 2016.
- Livability.com recognized Sioux Falls in the top ten for "Best Place to Live in 2015", mentioning its big-city mixture of culture, business and industry.
- Sioux Falls came in at #6 in WalletHub's 2018 Best-Run Cities in America ranking. The list assessed 150 of the most populated cities nationwide by comparing the services residents receive against the city's total budget. A "quality of services" score was calculated according to 35 metrics related to the categories of financial stability; education; health; safety; economy; and infrastructure and pollution.
- SmartAsset ranked Sioux Falls as the #1 US city for young professionals in 2017 and 2018. The ranking took into account the city's median gross rent, five-year change in median earnings, entertainment and arts establishments, job diversity, unemployment rate, labor-force participation rate, and the number of people age 25 to 34 in the city.

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